

## 3 GARWOODS LODGE 421 HIGH ROAD N22 8JU

£300,000  
LEASEHOLD

**\*PRIVATE GARDEN/CHAIN FREE\*** A beautifully presented well proportioned, one bedroom ground floor flat benefiting from a spacious interior presented to the highest standard, a private garden and a great location.

Garwoods Lodge is brilliantly located close to the shops and restaurants found in and around Wood Green, with the green, open spaces of New River Recreation Ground also only moments away.

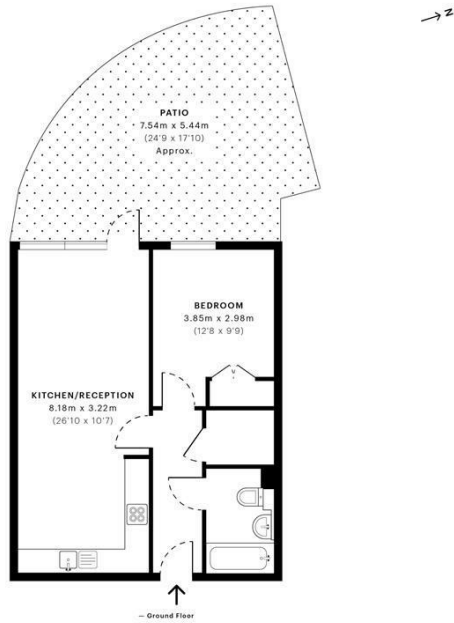
**Hemmingfords**

**Garwoods Lodge, N22**

CAPTURE DATE: 07/07/2021 LASER SCAN POINTS: 2,020,264

GROSS INTERNAL AREA

49.86 sqm / 536.69 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
49.86 sqm / 536.69 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, covered terraces  
47.96 sqm / 516.24 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft

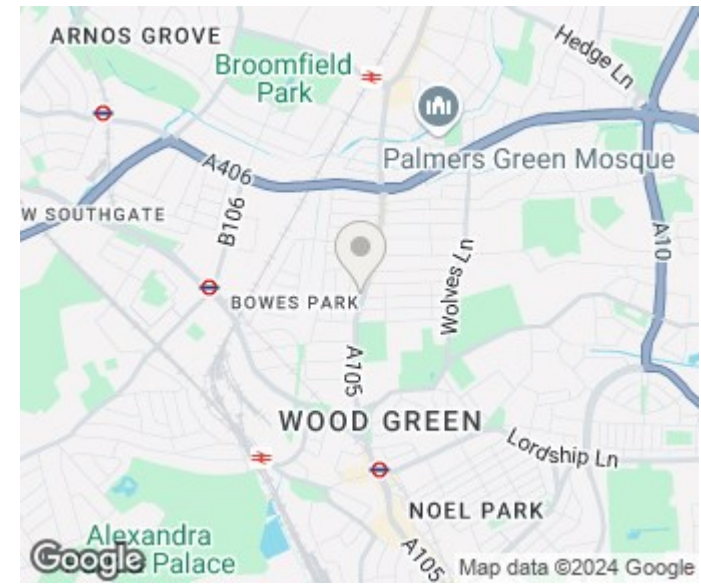
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

spec  
Verified

RICS  
Certified Property Measurement

spec residential: 50.70 sqm / 545.73 sqft  
spec residential: 48.96 sqm / 527.00 sqft

spec id: 60a432b496a920d8f82c1a



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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